

MINUTES OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING HELD ON JULY 18, 2005
(Approved August 1, 2005)
(Ratified August 15, 2005)

The Board of Supervisors held their Workshop Meeting on Monday, July 18, 2005. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, David K. Leinbach, and Timothy Roland. Also, in attendance was Brady Flaharty of ARRO Consulting, Inc. and Mr. Hank Zale, Township Solicitor's office. Mr. Preston called the meeting to order at 7:05 p.m.

1. MINUTES

Minutes of the July 6, 2005 Special Meeting

Mr. Roland moved to approve the minutes of the July 6, 2005 special meeting as presented. Mr. Rinehart seconded the motion. The motion carried. Mr. Leinbach abstained due to his absence at the July 6, 2005 special meeting.

Minutes of the July 11, 2005 Monthly Meeting

Mr. Roland moved to approve the minutes of the July 11, 2005 monthly meeting as amended. Mr. Rinehart seconded the motion. The motion carried. Mr. Leinbach abstained due to his absence at the July 11, 2005 monthly meeting. Amendments being under subheading, Minutes, change Mr. Leinbach motion actions to appropriate party.

Mr. Leinbach moved to contract out the removal of the tree at Kulp and Ebelhare Roads. Mr. Rinehart seconded the motion. The motion carried unanimously.

2. PUBLIC COMMENTS

Mrs. Jane Federick requested the response from Mr. Lentz regarding the Walley etal Tract and the Board was not aware of any response to date. Mr. Leinbach moved to send the opinion request along with back up documentation regarding the Walley etal Tract to the alternate solicitor if a response is not received from Mr. Lentz and Mr. Lentz was indeed sent the request. Mr. Preston seconded the motion. The motion carried. Mr. Rinehart abstained due to his partial ownership of the Walley etal Tract.

Mr. Dennis O'Neill, representative for Ryan Homes, noted he had submitted a sewer lateral detail for review. The Board noted they do not have a review from the Township Engineer and the issue is to be put on the August 1, 2005 monthly meeting agenda.

Mr. John Tornetta of Blossom Lane asked the status of his driveway expansion. After Mr. David Heim and Mr. Preston advised Mr. Zale of the location of the exemption in the stormwater management ordinance, Mr. Zale did a brief interpretation of the stormwater management ordinance and found the driveway expansions requested by Blossom Meadows I residents fall under the exempt category. Mr. Zale will put his findings in writing and submit to the township.

3. SUBDIVISION AND LAND DEVELOPMENT

Project: DiGiuseppe Subdivision

Applicant: James DiGiuseppe

Mr. Leinbach moved to approve Resolution No. 2005-14 granting final plan approval for the DiGiuseppe Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to authorize the solicitor to prepare the financial and developer agreements for the DiGiuseppe Subdivision. Mr. Rinehart seconded the motion. The motion carried unanimously.

Project: Coventry Glen

Applicant: Heritage Building Group

Mr. Bob Eager of NV Homes was present to discuss the height of the buildings at Coventry Glen. Mr. Preston stated the Fire Company is recommending everything over 35 feet be sprinkled. Mr. Leinbach noted the 2003 IBC calls for sprinkling of attic space and he suggested that all attic spaces and everything over 35 feet be sprinkled. The Board requested a letter clarifying sprinkling be submitted to the Board and the issue be put on the August 1, 2005 monthly meeting agenda.

4. OTHER BUSINESS

PA System and Phone System

Mr. Leinbach moved to award the phone system contract to Thompson Telephone for lease at \$334.15 per month for 36 months with the \$1.00 buyout per June 7, 2005 proposal. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to table discussion of the PA System until the construction is done and the air conditioning baffling issue is resolved. Mr. Roland seconded the motion. The motion carried unanimously.

5. DISCUSSION ITEMS

Buckwalter Road Sewer Study

Mr. Leinbach moved to approve the Buckwalter Road sewer study (Option A per Township Engineer letter dated June 16, 2006) in coordination with the East Cedarville Road study and include as many houses as possible on East Cedarville Road to connect on gravity and contact EDM Consultants for pricing. Mr. Rinehart seconded the motion. The motion carried unanimously.

Positions Reappointments and Vacancies

There was a brief review of the positions with terms ending this year. Resumes for open positions are to be made available at the August 1, 2005 monthly meeting. It was noted Rob Blye has no term dates listed and the Board recommended his term go through December 2005 to be staggered going forward. The Fricks Locks Steering Committee and Ellis Woods Park Planning Committee are disbanded.

Code Official/Building Inspection

Discussion of Code Official/Building Inspection services was tabled. The Board requested the Township Manager provide a comparable cost evaluation and interviews of the prospective firms are to be scheduled before the August 15, 2005 workshop meeting.

6. PAYMENT OF BILLS

Mr. Rinehart moved to approve payment of bills as presented. Mr. Leinbach seconded the motion. The motion carried unanimously.

7. ADDITIONAL ITEMS BROUGHT BEFORE THE BOARD

Mr. Preston noted he received a letter from Mr. Martin on Bethel Church Road regarding the 2" release opening in the storm detention basin. Mr. Preston noted he thought a letter was previously sent to the developer and the Board requested a letter be sent.

Mr. Preston asked when the Zoning Ordinance would be done and Mr. Zale noted it was e-mailed. The Planning Commission will have the hearing on August 11, 2005 and the Board of Supervisors will have their hearing and enactment on September 19, 2005. The Zoning Ordinance has to be sent to the Chester County Planning Commission for review.

Mr. Rinehart moved to approve Ridge Fire Police services request for July 29, 2005 for a DUI checkpoint. Mr. Leinbach seconded the motion. The motion carried unanimously.

Mr. Leinbach moved to reject all bids received for the Maack property lease and re-advertise immediately including a complete description and map of the area rented for tillable use only for cultivation of agricultural products and include the 12-15' minimum public access around the property. Mr. Rinehart seconded the motion. The motion carried unanimously.

Mr. Roland noted Oxychem is scheduled to be at the August 15, 2005 workshop meeting.

Mr. Leinbach noted there is a sight obstruction to the left side coming out of Buckwalter Road onto Ellis Woods Road. Mr. Leinbach also noted the speed limit sign near the Coventry Café is a sight obstruction and requested PennDot be notified.

Mr. Leinbach noted the Walley et al Tract Zoning Hearing Board application and reminded the applicant that the application should be inclusive of all variances necessary. The Board of Supervisors will take no position on the matter.

Mr. Preston stated that Heritage Building Group has to correct the stormwater drain across from his home.

Mr. Zale will prepare a letter of support for the T.H. Properties Zoning Hearing and the letter will be submitted to the Zoning Hearing Solicitor for the July 19, 2005 hearing.

8. ADJOURNMENT

The monthly meeting adjourned at 9:00 p.m. An executive session was held to discuss personnel.

Respectfully submitted,

David K. Leinbach
Township Secretary